

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
July 26, 2017

1) **OPENING: Pledge of Allegiance Led By:** Mr. Grzymiski

2) **ROLL CALL: Members:** Mr. Helms, Mr. Martini, Mr. Grzymiski, Mr. Leep and Mrs. Murovic

3) **MINUTES:** Are there any deletions, corrections or additions to the minutes of June 28, 2017? If none, they will stand approved as posted.

4) **ANNOUNCEMENTS:** The date of the next meeting of the Board of Zoning Appeals to be August 23, 2017 at 6:30 pm.

5) **COMMUNICATION:** Letter from Clerk Treasurer Michael Griffin appointing Mr. Bill Leep as a *successor appointee* for the vacancy left by Mr. Steve Mileusnich.

6) **Old Business: Approval of Findings of Fact for** Jim Rauer, 9160 Kleinman Rd., Highland, IN requesting to build a garage which would exceed accessory structure allowance. {HMC 18.05.060 (F) (5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

7) **Approval of Findings of Fact for** View Outdoor Advertising, represented by Matt Felder, LLC 1000 E 80th Pl., 700N, Merrillville, IN 46319 and Attorney Jim Wieser, 429 W. Lincoln Highway, Schererville, IN 46375 requesting a Use Variance at the location of 8200 Indianapolis Blvd. to construct an 10' x 36' – 360 sq. ft. (2) two sided LED Outdoor Advertising Structure. {HMC 18.85.020 (E) Signs, advertising/billboard, or any signs advertising a business, product, service or event not available on the premises where the sign is located.

8) **Hearing for** View Outdoor Advertising, represented by Matt Felder, LLC 1000 E 80th Pl., 700N, Merrillville, IN 46319 and Attorney Jim Wieser, 429 W. Lincoln Highway, Schererville, IN 46375 requesting a developmental variance at the location of 8200 Indianapolis Blvd. for size and height to construct an 10' x 36' – 360 sq. ft. – 35' to 40' - (2) two sided LED Outdoor Advertising Structure. {HMC 18.85.080 (G)(1)(5)} In B-1, B-2, and B-3 business districts, permitted signs are subject to the following: Sign, Ground. One ground sign containing thereon only the name of the buildings, occupants or groups thereof. The sign shall not exceed 100 square feet in area. Exception: Freestanding signs are not permitted within a B-2 district. Height. In a B-1 district, no ground sign shall project higher than 10 feet above the curb, and no sign shall project above the principal building to which it is affixed. In the B-3 and I-1 districts no sign shall project higher than 15 feet above the curb level or, where no curb exists, above the average level of the ground on which the sign exists, and in no case shall a sign project above the roof line.

9) **Continued Public Hearing for** Brian Revere, 8937 Grace St., requesting a variance to exceed accessory structure allowance to build an additional 588 sq. ft. garage. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

10) **Public Hearing for** Ken Hay, 9337 Farmer Dr. request a variance for minimum lot size requirements for width and side yard setback from 7.5' to 5' for potential residential property to be built on vacant lot for the location of 9337 Farmer Dr. {HMC18.15.060(C)(1)(a)} Every one-family detached dwelling hereafter erected and every transitional use permitted in this zoning district hereafter established shall be on a zoning lot having a minimum area of 8,400 square feet and a minimum width of 70 feet at the building line, and a minimum lot depth of 120 feet. A lot of record existing on the effective date of the ordinance codified in this title which is less than 8,400 square feet in area or less than 70 feet in width, or 120 feet in depth, may only be improved by a variance from the board of zoning appeals. {HMC18.15.060(H)(1)} For One-Family Detached Dwellings. On a lot improved with a one-family detached dwelling, a side yard shall be provided along each side lot line. No side yard shall be less than eight feet in width in an R-1A district, and seven and one-half feet in width in an R-1 district.

11) **Public Hearing for** Jovan Lozevski, 521 Cochran Dr., Crown Point, IN, 46375 requesting a variance for minimum lot size requirement for overall lot size, width and side yard setback from 7.5' to 5', for potential residential property to be built on vacant lot for the location of 3144 Condit Ave. {HMC 18.15.060 (C)1(a)} Every one-family detached dwelling hereafter erected and every transitional use permitted in this zoning district hereafter established shall be on a zoning lot having a minimum area of 8,400 square feet and a minimum width of 70 feet at the building line, and a minimum lot depth of 120 feet. A lot of record existing on the effective date of the ordinance codified in this title which is less than 8,400 square feet in area or less than 70 feet in width, or 120 feet in depth, may only be improved by a variance from the board of zoning appeals. {HMC 18.15.060 (H)(1)} For One-Family Detached Dwellings. On a lot improved with a one-family detached dwelling, a side yard shall be provided along each side lot line. No side yard shall be less than eight feet in width in an R-1A district, and seven and one-half feet in width in an R-1 district.

12) **Preliminary Hearing for** John Winarski, 3635 38th St., requesting a variance for an additional 288 square feet to an existing 576 sq. ft. garage. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

BUSINESS FROM THE FLOOR:

ADJOURNMENT: Motion: _____ **Second:** _____ **Time:** _____